

**Regular Commission Meeting Minutes
November 12, 2025 – 1:30 pm
2 Marine Drive, Boardman, Oregon 97818**

I. CALL TO ORDER AND INTRODUCTIONS

John Murray called the meeting to order at 1:30 p.m.

Commissioners Present: Rick Stokoe, John Murray, Kelly Doherty, Joel Peterson, and Danny Kerns

Staff Present: Lisa Mittelsdorf, Eileen Hendricks, Mark Patton, Jason Hendricks, Anna Browne, Brandy Warburton, Miff Devin, Angel Aguilar, Jacob Cain, Jeff Wilson, Marcine Brangham, Jeff Montgomery, and Erika Morton

Visitors Present: Karen Pettigrew, Mike Hughes, Robert Echinrode, Greg Smith, Sherri Smith, Jerry Reitman, Gordon MacKenzie, Brian Jackson, Jody Thomas, Chelsea Hewitt

By Zoom Meeting: (Guests) Kirby Garrett, Aaron Palmquist, Antonjia Krizanac, Berit Thorson, John Doherty, Doug Van der Veen, Emily Collins, Griffin Beach, Jordann Krouse, Kim Cutsforth, LMcMeen, Mike Aldritt, "Oregon", Sam Tucker, CB, Jim Doherty, 15412891593, Josh Burns

Conflict of Interest Declarations

Danny Kerns declared a conflict of interest regarding Lamb Weston. He will not take part in any discussion, any decision, or any vote related to that agenda item today.

II. PUBLIC COMMENT PERIOD - None

III. CONSENT AGENDA

A. October 8, 2025, Regular Commission Meeting Minutes

B. October 27, 2025, Special Commission Meeting Minutes

Rick made a motion to approve the consent agenda items. Kelly seconded the motion. No further discussion was had. The motion passed unanimously.

Joel Peterson – Yes

John Murray - Yes

Rick Stokoe - Yes

Kelly Doherty – Yes

Danny Kerns – Yes

John announcement there will be a change in the agenda to accommodate the audit report. It will be given immediately after the legislative updates.

IV. LEGISLATIVE UPDATES

- A. Federal** – Kirby provided an update on federal legislative updates. The longest government shutdown in history has ended. He highlighted the two major components of the agreement. Current funding levels have been funded through January 30, 2026. It also includes a three-bill mini-bus through September 2026. He highlighted next steps forward, including future appropriations options.

Ryann sent a report to commissioners on the state legislative updates.

Audit Report – Chelsea Hewitt from Connected Professional Accountants, LLC, presented the report and gave each commissioner a copy of the final report for their review. The commission thanked her for the presentation.

Joel made a motion to accept the audit report as presented. Danny seconded the motion. The motion passed unanimously.

Joel Peterson – Yes

John Murray - Yes

Rick Stokoe - Yes

Kelly Doherty – Yes

Danny Kerns – Yes

V. OLD BUSINESS

- A. CDA Update** – Joel gave an update. Tapani is on site beginning road construction. Nine igloos are now rented. The biggest topic of discussion was a personal services contract. No decision was made on it. He feels positive that progress is being made and recommends extending our role as fiscal agent. Kelly spoke up with concerns. She read a list of 19 reasons for having a public procurement process, with discussion following. There was additional discussion regarding payroll services and whether we have been reimbursed for costs. Eileen said there are potentially 2 more payroll dates to cover through November 25th.

Kelly made a motion to extend payroll services only if the CDA removes the exemption and goes through a public procurement process. There was no second.

Rick made a motion to continue payroll services for the CDA for an additional 2 months. Kelly asked if we needed to repeal our previous motion that said we wouldn't do this again until the bills are paid. Rick withdrew the motion and asked to verify if we need to repeal the previous motion with legal counsel. Sam said they have the right to supersede a

decision without repealing the previous motion. There was a lengthy discussion about finances relating to payroll and repayment.

Rick made a motion to continue payroll services for the CDA for an additional 2 months, if needed. Joel seconded the motion. The motion passed 4 to 1.

Joel Peterson – Yes

John Murray - Yes

Rick Stokoe - Yes

Kelly Doherty – No

Danny Kerns - Yes

- B. WIFIA Update** – Mark said we hope to hear something soon, but the government has been closed. Eileen provided an update regarding the timeline of recent communications – the latest was from the end of October regarding immediate furlough. David is working on return comments.
- C. CWSRF Update** – Lisa said the Department of Justice is reviewing David's comments and will get back to us.
- D. Morrow County Clean Water Consortium Update** – Kelly said there is a meeting Thursday at 4. The last of the county meetings was very well attended with good participation. The county is looking for a consortium director with proposals due December 22. The county will not host future meetings so it's on the consortium moving forward. There was a discussion about budgets and process to install connections.
- E. SIP/Enterprise Zone Program Descriptions** – Per John's request, Lisa said there is a description of the programs in the packet. Mike Gorman was going to give a presentation but is not available today. He will be available at the December meeting.
- F. Commissioner NDA** – Sam noted at the last commission meeting, the topic of NDAs was discussed. Sam put together a document acknowledging that there is information that is confidential and limitations on what can be talked about. Kelly said she has a call to the ethics office regarding the matter, and they will be sending more information.
- G. South Morrow County Water and Transportation Infrastructure Development Project** – Lisa said we received \$2.5 million for this project – \$1.5 for Heppner and \$1 for Ione. We received a notice from Business Oregon that there will be a 13.7% withholding on those projects, which is significant. Ione's project is almost complete. John said he would like to see us help these communities by not leaving them in a cash crunch, even if it might mean a loan. Rick suggested using CREZ funds to back fill the potentially missing dollars. There was a discussion regarding the potential for future funding gaps after grants are awarded.

Kelly made a motion that the Port of Morrow advance the 13.7% reduction in grant funding withdrawn by the state. Rick seconded the motion. The motion passed

unanimously.

Joel Peterson – Yes

John Murray - Yes

Rick Stokoe - Yes

Kelly Doherty – Yes

Danny Kerns - Yes

H. Other

No other old business was discussed at the time.

VI. NEW BUSINESS

A. Audit Report – *Presented after the Legislative update.*

B. UEC Rate Adjustment – Robert Echenrode gave a presentation about Umatilla Electric Cooperative rate adjustments and answered questions.

John recessed the meeting for a 5-minute break.

C. SDIS Best Practices Program – Brandy gave an overview. This is done every year. We have fulfilled requirements this year and will receive a 10% discount on our premiums.

D. CDA Land Use Proposals – The commission discussed potential land use at the CDA process while Lisa, Mark, and Eileen answered questions.

E. Resolution 2025-13 – CREZ in the matter of approving an agreement between the sponsors of the Columbia River Enterprise Zone and Lamb Weston.

Rick made the motion to approve Resolution 2025-13, Agreement for Long-Term Rural Enterprise Zone Abatement with Lamb Weston. Joel seconded the motion. There was a lengthy discussion about wages and how they benefit “our people.” (Danny abstained from discussion.) The motion passed with 4 ayes and 1 abstain by Danny Kerns due to conflict of interest.

Joel Peterson – Yes

John Murray - Yes

Rick Stokoe - Yes

Kelly Doherty – Yes

Danny Kerns - Abstained

F. Resolution 2025-14 – Code of Ethics for Port Employees Policy

Kelly made the motion to approve Resolution 2025-14, Code of Ethics for Port Employees Policy. Rick seconded the motion. No further discussion was had. The motion passed unanimously.

Joel Peterson – Yes
John Murray - Yes
Rick Stokoe - Yes
Kelly Doherty – Yes
Danny Kerns - Yes

G. Other

No other new business was discussed at the time.

VII. STAFF REPORTS

- A. Project Updates** – Erika showed photos of the Farm 3 and 4 lagoons, South Lift Station, MAGOX Building, and the Heppner Flood Plain mitigation while Mark, Jacob, and Jeff gave the updates. Jeff talked about the surface water treatment facilities, Terminal 1 dredging should start around December 1, and the Terminal 3 container handler and crane control bid has been awarded. Jacob provided an update on the Kunze line project. Once planning approval is given, we will be starting buildings for the booster stations. Secondary Treatment designs are progressing. Bid opening was postponed to address vendor concerns about bonding.
- B. Maintenance Update** – The south lift station is the main project maintenance is working on, and they're getting ready for Christmas lights.
- C. Financial Update** – Eileen gave the financial update and answered questions.
- D. Usage Reports** – The commissioners reviewed the usage reports in the packet.
- E. Other**
No other staff reports were discussed at the time.

VIII. OTHER REPORTS

- A. WCVEDG** - None
- B. BCDA** – A report is in the packet.
- C. ICABO** – Jerry Reitman said now that they're in the window of seeing a working sewer system for the town. They're working on making funds available for new development.
- D. Other** –.

IX. FOR THE GOOD OF THE ORDER - None

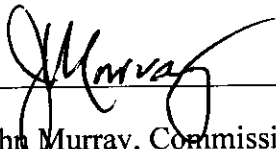
- X. UPCOMING EVENTS:** - Lisa invited the commission to attend the upcoming employee holiday luncheon on 11/25.

December 10	1:30 PM	POM Regular Commission Meeting
December 12	5:30 PM	POM Employee Holiday Party
February 5-8		SDAO Annual Conference at Seaside
March 9-12		PNWA Mission to Washington

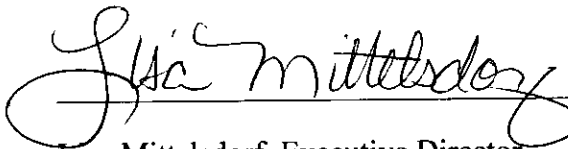
XI. EXECUTIVE SESSION - There was no executive session.

John adjourned the meeting at 4:20 PM.

Submitted by:



John Murray, Commission President



Lisa Mittelsdorf, Executive Director

PORT OF MORROW
Regular Commission Meeting
November 12, 2025

SIGN-IN SHEET

NAME PLEASE PRINT	COMPANY REPRESENTING	PHONE NUMBER	EMAIL ADDRESS (If we don't have it)
Sherrin Smith	Citizen	541-377-9464	
Jerry Rietman	Citizen	541-379-2814	
Just Montgomery	POMC	541-371-4977	
Angel Aguilar	POM/SAGE	541-371-1222	
Robert Echeverez	UE		
Laver Pettigrew			
Gordon Mackenzie	Banner Bank	541-656-9216	
BRIND JACSON	LAMB WESTON		

Port of Morrow Commission
Public Comment Sign-in Sheet



If you are interested in addressing the Commission under the Public Comment portion of the Agenda, please sign-in below before the meeting starts. A copy of the Public Comment Policy is available to any member of the public who wishes to speak.

DATE: November 12, 2025

FULL NAME:

PHONE:

TOPIC:
